WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to me on 09/25/24.

NOTARY PUBLIC

My Commission Expires: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1186502 DEEDWARR
09/25/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20240925-0074453

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nashville Blessed Homes, LLC 438 Clearwater Drive Nashville, TN 37217	Nashville Blessed Homes, LLC 3041 Cody Hill Rd Nashville, TN 37211	150 01 0 229.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jennifer D. Hurst, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Nashville Blessed Homes, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 776 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, page 157, Register's Office for said County.
>
> Said Lot No. 776 fronts 85.0 feet on the southeasterly margin of Clearwater Drive and extends back 149.04 feet on the northeasterly line and 144.49 feet on the southwesterly line to a dead line in the rear, measuring 81.43 feet thereon.
>
> Being the same property conveyed to Raymond R. Hurst and wife, Jennifer D. Hurst, by Warranty Deed from Chester Sauls and wife, Diane Sauls, dated March 30, 1990 and recorded April 5, 1990 in Book 8082, Page 426, Register's Office for Davidson County, Tennessee.
>
> Further being the same property conveyed to Jennifer D. Hurst by Quitclaim Deed from Raymond R. Hurst, of record in Instrument No. 20080423-0041346, Register's Office for Davidson County, Tennessee, dated April 03, 2008 and recorded on April 23, 2008.
>
> This is improved property known as 438 Clearwater Drive, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 09/25/24.

Jennifer D. Hurst

Jennifer D. Hurst

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/25/24, before me personally appeared Jennifer D. Hurst, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 09/25/24.

Brenda Lewis

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/25/24

Affiant Signature

9/25/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 25 day of September 20 24.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1-6-25